

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Michigan State Housing Development Authority (MSHDA) PHA Code: MI-901 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: July 1, 2009				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: None Number of HCV units: 24,082				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. Not applicable. 5-Year Plan Update to be completed in 2010.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Michigan State Housing Development Authority provides financial and technical assistance through public and private partnerships to create and preserve decent, affordable housing for low and moderate income Michigan residents and focuses on ending homelessness; promoting homeownership; and revitalizing neighborhoods and downtowns.				

5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment to FY 2009-10 PHA Plan.
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The Michigan State Housing Development Authority (MSHDA) applied for a Family Unification Program (FUP) funding award for youth aging out of foster care in January 2009. If awarded, MSHDA will implement the FUP program during FY 2009. MSHDA will be partnering with the Michigan Department of Human Services (MDHS) to implement the FUP Program. The MDHS will identify youth to be placed on the FUP waiting list and be responsible for providing supportive services to the eligible youth on the voucher program (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies of the Plan are available at MSHDA offices at 735 E. Michigan Avenue, Lansing, MI 48912; and at 3028 West Grand Boulevard, Suite 4-600, Detroit, MI 48202. See Attachment for a list of PHA Plan elements supporting documents. Contact person: Jackie Blankenship at 517-373-1886 or blankenshipj@michigan.gov
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. Mixed Finance Modernization, Demolition and/or Disposition, and Conversion of Public Housing do not apply. See Attachment to FY 2009-10 PHA Plan for Homeownership and Project-based Voucher information.
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Not applicable.

8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Not applicable.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Not applicable
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. Not applicable
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attachment to FY 2009-10 PHA Plan, Item 9.0 Housing Needs.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Attachment to FY 2009-10 PHA Plan, item 10.0. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification". See Attachment to FY 2009-10 PHA Plan, item 10.0 See Attachment to the FY 2009-10 PHA Plan, item 10.0 for additional information on Resident Advisory Board Comments, Affirmatively Furthering Fair Housing Statement, and the Statement of Consistency with Consolidated Plan.
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

ATTACHMENT TO FY 2009-10 PHA PLAN MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MI901)

6.0 PHA PLAN UPDATE

The Michigan State Housing Development Authority (MSHDA) will continue to administer the Housing Choice Voucher (HCV) program to low, very low, and extremely low income residents of the State of Michigan. Within its HCV program, MSHDA also has a Section 8 Homeownership Program, encourages participation in the Family Self-Sufficiency Program, will continue to participate in the Veterans Administration Supportive Housing (VASH) program, and Project-Based Voucher program.

List of Supporting Documents

Copies of the 5-Year and Annual PHA Plans and the following list of supporting documents are available for review by the general public at the Michigan State Housing Development Authority (MSHDA) main office located at 735 East Michigan Avenue, Lansing, Michigan 48912 or at its Detroit, Michigan office located at 3028 West Grand Boulevard, Suite 4-600, Detroit, Michigan 48202. The Annual PHA Plan is also posted on the MSHDA web site which can be accessed at www.michigan.gov/MSHDA under Regulated Plans.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;	5 Year and Annual Plans
X	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the PHA's jurisdiction(s) and any additional backup data to support statement of housing needs for families on the PHA's Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 8 rent determination (payment standard) policies and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	Policies governing any Section 8 Homeownership program (Section 4 of Chapter 20 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit

PHA Plan Elements

1. Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedures

Eligibility:

MSHDA verifies eligibility for the Housing Choice Voucher program by requiring proof of social security number, proof of birth, and income using third party verification. Criminal screening for criminal and drug-related activity as required by regulation is conducted using the State of Michigan Internet Criminal History Access Tool (ICHAT).

Admission Policies:

MSHDA has established the following preferences for admission:

- Homelessness (HARP)
- Homelessness (HARP) persons receiving MSHDA TBRA
- Veterans (specified project-based voucher developments only)
- Veterans (VASH vouchers in partnership with Detroit Medical Center)
- Elderly (specified project-based voucher elderly developments only)
- Family Unification Program (FUP) (application pending encompassing youth aging out of foster care)

First admission preference is established for homelessness. Second admission preference (all have equal weight) is for veterans, elderly, FUP, or persons who have applied for tenant-based assistance.

Waiting List Procedures:

Separate waiting lists are established for all 83 Michigan counties. Within each county there is a separate waiting list for HARP, each Project-Based Voucher development, Project-Based Voucher developments with barrier-free units, and FUP (if awarded). Waiting lists are established using a computer-generated lottery method in large metropolitan counties and by date and time of application in smaller counties with continually open waiting lists. HARP, PBV and FUP waiting lists are continually open. The waiting list for VASH vouchers is determined by the Veterans Administration Detroit Medical Center. Applicants may be on more than one waiting list within a single county.

As MSHDA has no public housing, there are no public housing site-based waiting lists.

Income Targeting:

MSHDA exceeds the federal income targeting requirements by establishing the following: 85% of new admissions must have annual adjusted incomes at or below 30% Area Median Income (AMI) and up to 15% of new admissions may have annual adjusted incomes at or below 50% of AMI.

Deconcentration:

There are no public housing developments covered by the deconcentration rule in the MSHDA Housing Choice Voucher program.

2. Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund	Not applicable	
b) Public Housing Capital Fund	Not applicable	
c) HOPE VI Revitalization	Not applicable	
d) HOPE VI Demolition	Not applicable	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$145,000,000.00	Section 8 Eligible expenses
f) Resident Opportunity & Self-Sufficiency Grants	Not applicable	
g) Community Development Block Grant (CDBG)	Not applicable	
h) HOME	\$	HOME Eligible Activities
Other Federal Grants (list below)		
FSS Program	\$ 524,000.00	FSS Program
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	None	
3. Public Housing Dwelling Rental Income	Not applicable	
4. Other income (list below)	None	
4. Non-federal sources (list below)	None	
Total resources	\$145,524,000.00	

3. Rent Determinations

MSHDA has established its minimum rent for the Housing Choice Voucher program at \$0. Payment standards have been established at above 100% of the FMR, but below 110% of FMR.

4. Operation and Management

The PHA does not operate public housing; therefore, this section is not applicable.

5. Grievance Procedures

The PHA does not operate public housing; therefore, there is no grievance procedure.

Informal Reviews are provided for applicants to the HCV program who are denied assistance if the applicant requests such a Review in writing within ten days from the date of the denial of assistance. The Review is performed by a staff person at the MSHDA Regional Manager level or above who did not make or approve the decision under review. An informal hearing would be provided to an applicant who was denied assistance due to citizenship or eligible immigrant status. Informal Hearings are provided to participants who are terminated from the program if a written request is received within ten days from the date of the notice of termination. The Hearing is conducted by a MSHDA staff attorney.

If an applicant is denied assistance or a participant is terminated from the program due to their criminal history, a copy of the criminal history is provided to the individual.

6. Designated Housing for Elderly and Disabled Families

The PHA does not operate public housing; therefore, this section is not applicable.

7. Community Service and Self-Sufficiency

The PHA does not operate public housing; therefore, this section is not applicable.

8. Safety and Crime Prevention

The PHA does not operate public housing; therefore, this section is not applicable.

9. Pets – Not applicable

The PHA does not operate public housing; therefore, this section is not applicable.

10. Civil Rights Certification

The PHA has a contract with the Fair Housing Center of Metropolitan Detroit who conducted a study in 2008 of MSHDA compliance with Fair Housing issues. An identification of impediments to fair housing was a part of that study including recommended actions. MSHDA staff is preparing an action plan in response to the study. Fair Housing activities already in place include written policy, education and training of staff and grantees, distribution of literature, and public speaking presentations at conferences and meetings. Actions taken by MSHDA and grantees are reported in the Consolidated Plan and Annual Plan. The Report of the Fair Housing Center of Metropolitan Detroit is available at the PHA office at 735 E. Michigan Avenue, Lansing, MI 48912.

11. Fiscal Year Audit

MSHDA is audited by Plante & Moran, PLLC, which is a private Certified Public Accounting firm under contract with the Auditor General of the State of Michigan. The latest MSHDA audited financial report is for the twelve months ended June 30, 2008. There were no findings in the audit related to the Housing Choice Voucher Program. This report is available for inspection at MSHDA's office at 735 E. Michigan Avenue, Lansing, MI 48909.

12. Asset Management

The PHA does not operate public housing; therefore, this section is not applicable.

13. Implementation of the Violence Against Women Act (VAWA) of 2005

MSHDA's contracted Housing Agents participate in local Continuum of Care meetings and use those contacts and others known to them through the Family Self-Sufficiency Program to assist victims of domestic violence (including dating violence, sexual assault, or stalking) and their children when cases are made known to them. Many of the agencies participating in the Continuum of Care groups provide temporary housing/shelter to victims of domestic violence and their children. MSHDA staff and Housing Agents are working with the service agencies to make sure the family is able to maintain their housing assistance.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers.

(a) **Hope VI or Mixed Finance Modernization or Development.** Does not apply.

(b) **Demolition and/or Disposition.** Does not apply.

(c) **Conversion of Public Housing.** Does not apply.

(d) Homeownership Program

The PHA plans to continue administering its Section 8 Homeownership program entitled *Key to Own* Homeownership Program which has been operating since March 2004. In addition to HUD established eligibility criteria for a Section 8(y) Homeownership Program, MSHDA has established the following additional criteria for participation in the *Key to Own* Program: a) is available to all tenants who have been on the MSHDA HCV program in good standing for at least one year; b) are enrolled and actively participating in the Family Self-Sufficiency Program and free of cash welfare (except elderly or disabled persons); and, c) have been employed continuously full-time for the past year earning \$15,000 (except elderly or disabled). There is no maximum number of participants on the MSHDA *Key to Own* Program. At this time MSHDA has 162 homeowners participating in the *Key to Own* Program.

MSHDA has the capacity to administer a Section 8 Homeownership Program. It contracts with individuals and non-profits to provide pre-purchase counseling and training. We continue to promote homeownership through the Family Self-Sufficiency Program. A minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources has been established. MSHDA further requires that financing for purchase of a home under its Section 8 homeownership program will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

(e) Project-Based Vouchers

MSHDA does intend to continue operating a tenant-based Section 8 Project-Based Voucher program in the coming year. During FY 2009-10, MSHDA will continue to transition up to 20% of the total portfolio of Housing Choice Vouchers to Project-Based Vouchers. Project-Based vouchers are being used as one strategy in the PHA's goal to reduce homelessness and to increase MSHDA's ability to serve special need populations (homeless, disabled, victims of domestic violence) as well as support longevity and availability of assisted housing to low income populations over the long term. MSHDA may also award project-based vouchers in partnership with other PHAs within the State of Michigan. Project-based vouchers may be awarded in both rural and metropolitan areas within the State of Michigan.

To be eligible for project-based vouchers, all potential projects must have been selected for development via a competitive process through MSHDA such as Low Income Housing Tax Credits or HOME. Selected projects must also meet MSHDA Office of Rental Development and Homeless Initiatives underwriting criteria. MSHDA has stated its intent to make available 400 vouchers for project-based assistance for developments that competed for Low Income Housing Tax Credits (LIHTC) under the 2008-09 LIHTC Qualified Allocation Plan (QAP). MSHDA will continue to administer the housing choice vouchers already identified as project based vouchers in its portfolio.

As stated in the FY 2008-09 PHA Plan, in its project-based voucher program, MSHDA added an additional admission preference for the elderly in specified developments. In elderly designated developments that are selected for MSHDA PBV awards, elderly persons would have first ranking preference for a project-based voucher award in an elderly development. In addition, elderly persons being placed in such PBV designated elderly developments must meet all of the specified MSHDA PBV selection criteria for the development such as elderly, homeless, chronically homeless, disabled, persons with special needs, or domestic violence survivor.

As stated in the FY 2008-09 PHA Plan, in accordance with Project Based Voucher regulations (24 CFR 983), MSHDA may award up to 35 Project-Based Vouchers specifically dedicated to the Hamtramck R-31 Project in the City of Hamtramck, Michigan. At the City of Hamtramck's request, these 35 units will be located within the boundaries of the City of Hamtramck, Michigan in order to assist the City to become fully compliant with an order of the Federal Court (Sarah Sims Garret et al v. City of Hamtramck et al, Case #32004). If and when Project-Based Vouchers are awarded, the waiting list for persons to be served by this project will be restricted to those parties and heirs specifically covered by the court order. After all the initially stipulated persons have been assisted under the Housing Choice Voucher Project-Based Voucher program, the waiting list will be opened to interested families in Wayne County that meet the eligibility criteria.

Below is a list of the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts) for project-based vouchers that have already been awarded (approximately 500):

*10 scattered site units in Allegan County, Michigan; census tract 318; Allegan LDHA
5 units in Kalamazoo, Michigan; Kalamazoo County, census tract 5; Summit Park
10 units in Kalamazoo, Michigan, Kalamazoo County, census tract 29.05; Pinehurst
20 units in Plainwell, Michigan; Allegan County, census tract 318; Heritage Meadows
20 units in Pullman, Michigan; Allegan County, census tract 318; Mystic View
30 units in Grand Rapids, Michigan, Kent County, census tract 21; Herkimer
23 units in Grand Rapids, Michigan, Kent County, census tract 19; Genesis East
30 units in Grand Rapids, Michigan, Kent County, census tract 20; Verne Barry Apts
16 scattered sites in Ann Arbor, Michigan; Washtenaw County, census tract 4005; Avalon Housing
7 scattered sites in Livingston County, Michigan; census tracts 7411, 7250; Venture, Inc.
58 units in Detroit, Michigan; Wayne County; census tract 5206, Peterboro
10 scattered site units in Lapeer County, Michigan; census tract 3370; ME Management
20 units in Marquette, Michigan; Marquette County, census tract 9; Orianna Ridge
28 units in Sault Ste. Marie, Michigan; Chippewa County, census tract 9703; West Bridge
56 units in Detroit, Michigan; Wayne County, census tract 5157; On the River
59 units in Troy, Michigan; Oakland County, census tract 1981; On the Park
8 units in Kalamazoo, Michigan, Kalamazoo County, census tract 29.05; Eleventh Str. Apts
6 units in Kalamazoo, Michigan, Kalamazoo County, census tract 17.01; Liberty Street (ROI)
30 units in Detroit, Michigan, Wayne County, census tract 5129; Lakewood Manor
34 units in Ottawa County, Michigan, three sites (Holland, Grand Haven, and Zeeland), census tracts 209, 222.01 and 229; Heritage Homes
10 units in South Haven, Michigan; Van Buren County, census tract 105; Park Meadows
10 units in Plainwell, MI; Allegan County, census tract 26.005.0319; Emerald Woods*

8.0 Capital Improvements. This section does not apply.

9.0 Housing Needs

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	69,954		
Extremely low income <=30% AMI	62,762	96.62%	
Very low income (>30% but <=50% AMI)	2,048	3.15	
Low income (>50% but <80% AMI)	140	.21	
Families with children	*	*	
Elderly families	1,431	2	
Families with Disabilities	15,148	23	
Race/ethnicity - American Indian	437	0	
Race/ethnicity - Asian	108	0	
Race/ethnicity – Black	40,815	62	
Race/ethnicity – Native Hawaiian/Other Islander	48	0	
Race/ethnicity – White	12,300	19	
Hispanic	1,403	2	
Non-Hispanic	51,905	80	
Race/ethnicity – none indicated	11,246	17	
*Information not available. Family members not listed on database at time of application, head of household only.			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - in most counties			
If yes:			
How long has it been closed (# of months)? Varies by length of County waiting list			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes if necessary			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes for HARP, and Project-Based Voucher WL; and FUP (if awarded)			

10.0 Additional Information

(a) Progress in Meeting Goals

MSHDA has made the following progress in its stated goals for the FY 2005-09 PHA Five-Year Plan. (Responses are in italics.):

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
 - ☒ Apply for additional rental vouchers: *MSHDA received 105 VASH vouchers in FY 2008 which increased the number of vouchers for U.S. veterans. An application was submitted in January 2009 for 100 Family Unification Program vouchers to be used with youth transitioning out of foster care.*
 - ☐ Reduce public housing vacancies:
 - ☒ Leverage private or other public funds to create additional housing opportunities: *Public and private funds are being leveraged in the development of project-based vouchers with LIHTC, and developer/owner funds.*
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
 - ☐ Improve public housing management: (PHAS score)
 - ☒ Improve voucher management: (maintain high performer SEMAP score) *A standard SEMAP score was received in 2008. Steps are being taken to improve our overall performance so as to increase our score and again reach High Performer scoring.*
 - ☐ Increase customer satisfaction:
 - ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
Continue to improve data system Considerable staff and monetary resources have been devoted to the MSHDA Elite system in efforts to improve efficiency and reporting capabilities. MSHDA staff resources have also been targeted to improving server capacity and capability through the Michigan Department of Information Technology to allow quicker response time for entering data and compiling reports by both staff and contracted housing agents.
Monitor Housing Agent activities: Quality audits are performed monthly by MSHDA staff on cases submitted by contracted housing agents.
Appropriate staff will continue to attend training conducted by HUD, Quadel Corporation, Nan McKay & Associates, or other appropriate entities when offered. Three staff attended the Quadel Housing Conference in October 2008. Several staff participated in Lunch and Learn Training opportunities offered bi-monthly by Nan McKay & Associates on a variety of topics such as income calculations, rent reasonableness, and portability. Several staff participated in various HUD offered web casts on such topics as EIV, disaster housing assistance program, VASH, NOFA instructional training, etc.
 - ☐ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☒ Provide replacement vouchers: *Will continue to agree to administer enhanced voucher for any pre-pay, opt-out, foreclosure or other conversion actions when requested by HUD. Sixty-two units of replacement vouchers were awarded to MSHDA to administer as enhanced vouchers.*
 - ☐ Other: (list below)

- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
- ☐ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords (Advertise and encourage use of the PHA's Asset Management Division Michigan Housing Locator Program)
The Michigan Housing Locator program has surpassed MSHDA expectations. As of January 2009, 17,526 properties with 275,715 units are now listed on the Michigan Housing Locator.
 - ☒ Increase voucher payment standards (in specified targeted areas as necessary)
Payment standards were increased effective January 1, 2009 to 110% of the FMR.
 - ☒ Implement voucher homeownership program: *Key to Own, MSHDA's Voucher Homeownership Program, has been successfully operating since March 2004 and to date 162 homes have been purchased utilizing this Program. .*
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☒ Other: (list below)
Continue to implement use of housing choice vouchers in a project-based voucher program. *To date, approximately 500 units have received project-based voucher awards.*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families: *The contracted FSS Resource Coordinators who assist in the administration of the Family Self-Sufficiency Program continue to work with our participants to obtain and maintain employment.*
 - ☐ Provide or attract supportive services to improve assistance recipients' employability:
 - ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - ☒ Other: (list below)
MSHDA works to ensure that FSS families use existing local resources provided by non-profits and governmental entities that promote self-sufficiency and encourage employment. *The contracted FSS Resource Coordinators continue to utilize their local resources to provide counseling services to achieve self-sufficiency and encourage participation in the Michigan Works program to access available resources and obtain employment.*

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☒ Other: (list below)

The Fair Housing booklet “A Good Place to Live” is distributed and discussed with applicants at tenant briefing. At initial briefing, voucher holders are also encouraged to locate housing in areas outside of high poverty and minority concentration by displaying maps of the area and by using the Michigan Housing Locator tool.

Other PHA Goals and Objectives: (list below)

PHA Goal 1: MSHDA will strive to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

Objectives:

1. MSHDA shall respond appropriately to such victims.
2. MSHDA shall work with staff and contract agents to develop collaborations among victim service providers through county continuum of care groups to provide appropriate services, interventions and training to address the needs of such victims. *Both of these objectives are met through participation in Continuum of Care groups and through resources available to FSS Resource Coordinators.*

PHA Goal 2: MSHDA will strive to reduce fraud by participants in the Housing Choice Voucher Program by:

Objectives:

1. Continuing to investigate cases where a suspicion of fraud exists by the participant, family members, landlords, or owners. *Full-time fraud recovery staff has been hired to conduct investigations as appropriate. At initial briefing of participants on the HCV program, applicants and participants (including port-ins) are educated about fraud by providing HUD's brochure “Is Fraud Worth It?” (HUD 1141) and by notifying them that appropriate action will be taken when instances of fraud are discovered.*
2. Maintain a good relationship with the HUD Office of the Inspector General and continue to respond to suggestions on ways to improve our fraud reduction practices. *MSHDA fraud recovery staff work with the HUD Office of the Inspector General, the Michigan Auditor General's office and other Michigan state government offices (Human Services and Treasury) on a continual basis in fraud investigations and in fraud recovery efforts. MSHDA has an Interagency Data Share Agreement with the Michigan Department of Human Services for verification of Public Assistance through an up-front income verification system. A good working relationship also exists with the Michigan Department of Treasury with respect to recovering monies due to MSHDA for delinquent Repayment Agreements by withholding income tax refunds when other payment attempts have failed. The Michigan Department of Treasury has also developed a brochure for tenants who file a Michigan Homestead Property Tax Credit with their Michigan Income Tax explaining how to accurately calculate the amount of their rent exemption.*
3. Prosecute fraud cases when necessary and continue to demand repayment when appropriate. *Fraud recovery efforts through November 2008 have recovered more than \$698,000.*

(b) PHA Definition of Significant Amendment

MSHDA defines a substantial deviation from the 5-Year Plan to be the addition of new activities or programs not included in the current PHA Plan.

MSHDA defines a significant amendment or modification to the PHA Plan to be the addition of new activities or programs not included in the current PHA Plan.

(c) Memorandum of Agreements for Performance Improvement - none

(d) Resident Advisory Board Comments - No comments were received by MSHDA from any of the members of the Resident Advisory Board.

(e) Statement of Consistency with Consolidated Plan

The Consolidated Plan jurisdiction is the entire State of Michigan. MSHDA organized the consultation process and developed the Consolidated Plan for the State of Michigan. Activities to be undertaken in the Housing Choice Voucher Program administered by MSHDA are consistent with the initiatives contained in the Consolidated Plan such as the Homeless Assistance Recovery Program (HARP), the Project-Based Voucher Program, the Key to Own Homeownership Program, the FSS Program, and the proposed Family Unification Program for Youth Aging out of Foster Care.

(f) Affirmatively Furthering Fair Housing Statement

Equal housing opportunity for all persons, regardless of race, color, national origin, religion, age, sex, familial status, marital status, or disability, is a fundamental policy of the Michigan State Housing Development Authority (MSHDA). MSHDA is committed to diligence in assuring equal housing opportunity and non-discrimination to all aspects of its housing financing activities. As a state created housing finance agency, MSHDA has an ethical as well as legal imperative to work aggressively to ensure that MSHDA financed housing programs comply fully with all state and federal fair housing laws required by Section 808(e) (5) of the Fair Housing Act.

Reasonable steps are always taken to affirmatively further fair housing in MSHDA's Housing Choice Voucher (HCV) Programs.

1) Vacant MSHDA positions are advertised statewide via the Michigan Civil Service Commission State of Michigan Job Postings website <http://web1mdcs.state.mi.us/vacancyweb/vacancyinq.asp>. Local FSS Coordinators are recruited through Continuum of Care meetings, local periodicals, and personal recommendations from MSHDA partners.

2) The FSS and *Key to Own* Homeownership Programs are marketed to all MSHDA HCV recipients regardless of race, color, national origin, religion, age, sex, familial status, marital status, or disability. Information on the MSHDA FSS Program can be accessed at http://www.michigan.gov/documents/FSS_Program_22027_156422_7.htm and information on the MSHDA *Key to Own* Homeownership Program can be accessed at http://www.michigan.gov/documents/HomeOwnership_Flyer_167318_7.pdf. The *Explore Your Options* brochure advertising these two programs is provided to MSHDA HCV recipients at every new admission and annual re-examination.

3) In compliance with 24 CFR8.6, the MSHDA FSS and *Key to Own* Homeownership Programs ensure that all buildings and communications that facilitate applications and service delivery are accessible to persons with disabilities. If requested, services can be provided at other locations and TTY telephone communications are available at all locations. Applications to the MSHDA HCV Program, and FSS and *Key to Own* Homeownership Programs are mailed directly to the homes of the MSHDA HCV recipient and/or their listed representative if requested. Detailed policy and procedure on Reasonable Accommodation is outlined in MSHDA's Office of Housing Voucher Programs Policy and Procedure Manual.

4) MSHDA provides counseling and referrals to individuals and families covered under the Fair Housing Act by informing them of the many programs offered through MSHDA. The means of communication to raise awareness of these programs include newspapers, television, website, radio, service provider contacts in all 83 counties of Michigan, and the annual Affordable Housing Conference held in the State's capital of Lansing. At the Initial Briefing and when participants wish to move, HCV applicants and participants are provided information on fair housing, how to find a safe and affordable unit, leasing units outside of areas of poverty or minority concentration, and leasing

provisions that are prohibited under law. A detailed plan of outreach is outlined in MSHDA Office of Housing Voucher Programs Policy and Procedure Manual.

5) MSHDA provides all HCV participants with fair housing information at their Initial Briefing including the distribution of the Housing Discrimination Complaint form (HUD-903). The HUD-903 provides information on what housing discrimination is and the steps the tenant should take to submit a detailed report to HUD. Local telephone numbers are provided along with the 1-800-669-9777 that the tenant can call to submit a fair housing complaint. MSHDA prominently displays the Equal Housing Opportunity poster in its two central offices and requires that all contracted partners display the same documentation in their local offices. It is the policy of MSHDA to fully comply with all federal, state and local nondiscrimination laws and in accordance with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

6) The MSHDA FSS and *Key to Own* Homeownership Programs assist in the recruitment of landlords, service providers, and lending professionals in areas that expand housing choice to program participants looking to own homes. MSHDA implemented a web-based housing locator service, www.michiganhousinglocator.com, in an effort to overcome the barrier of finding safe and affordable housing. The website encourages landlords in all 83 counties to list their vacant units and real time data shows that over 17,526 properties with 275,715 rental units are currently listed on the Michigan Housing Locator in Michigan. FSS Coordinators work with participants to identify safe and affordable housing along with other wrap-around services that will provide them with opportunities for self-sufficiency. The *Key to Own* Homeownership Program provides participants with a listing of available lenders that offer affordable mortgages to potential homeowners.